

City of Kemmerer

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

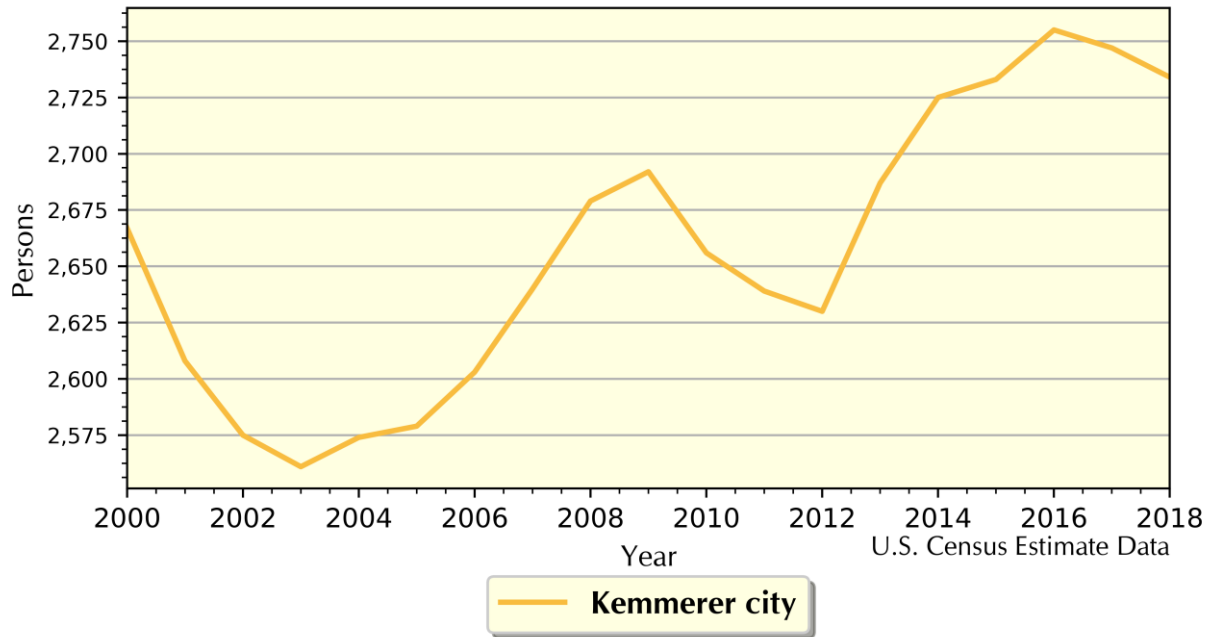
Population Estimates

Table III.12.1 shows the population estimates for the City of Kemmerer. In 2018, the city’s population was 2,734, a -0.5% change from 2017. The population increased 2.9 percent since 2010, from 2,656 people to 2,734 people in 2018. This data is also displayed in Diagram III.12.1 on the following page.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of City of Kemmerer. Although a city may span several counties, for the county level data pieces, Lincoln County was selected. For a more in-depth county level view, please refer to Lincoln County in Volume II of this profile.

Table III.12.1 Population Estimates City of Kemmerer Census Population Estimates		
Year	Population	Percent Yearly Change
2000	2,667	.
2001	2,608	-2.2%
2002	2,575	-1.3%
2003	2,561	-0.5%
2004	2,574	0.5%
2005	2,579	0.2%
2006	2,603	0.9%
2007	2,640	1.4%
2008	2,679	1.5%
2009	2,692	0.5%
2010	2,656	-1.3%
2011	2,639	-0.6%
2012	2,630	-0.3%
2013	2,687	2.2%
2014	2,725	1.4%
2015	2,733	0.3%
2016	2,755	0.8%
2017	2,747	-0.3%
2018	2,734	-0.5%

Diagram III.12.1
Population Estimates
City of Kemmerer



Population Migration Trends

The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver’s licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show only the net change in the number of driver’s licenses, but the data indicates the general direction of population movement.

Table III.12.2 shows in-migration between 2011 and 2019 for City of Kemmerer by age cohort. Because out-migration is not tracked at the city level, we use county level data from Lincoln County to display net- and out-migration.

Table III.12.2 In-Migration by Age Cohort City of Kemmerer Wyoming DOT Data									
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
In									
14-17	1	2	1	0	3	2	1	3	0
18-22	7	5	8	3	4	3	3	9	2
23-25	25	10	7	5	6	7	3	5	2
26-35	18	28	24	29	23	39	23	19	15
36-45	11	11	23	13	11	24	16	18	6
46-55	8	14	20	16	16	13	8	9	5
56-65	3	7	10	10	8	9	5	12	6
66 +	0	1	2	5	3	2	6	6	1
Total	53	78	95	81	74	99	65	81	37

The shaded areas in Diagram III.12.2 and Diagram III.12.3 represents in and out-migration, with the white line depicting net migration. The maximum net migration occurred in 2006 with 341 people entering and the lowest net migration occurred in 2003 with 104 leaving Lincoln County.

Diagram III.12.2
In-Migration
 City of Kemmerer
 2011 – 2019 First Half

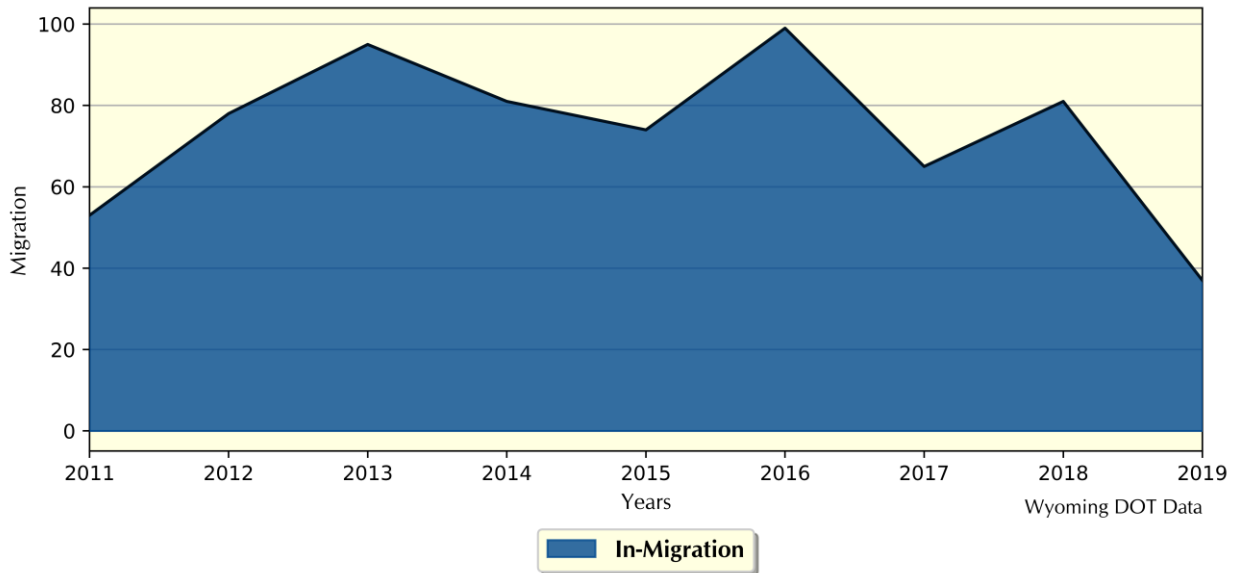


Diagram III.12.3
Migration Trends
 Lincoln County
 2000 – 2019 First Half

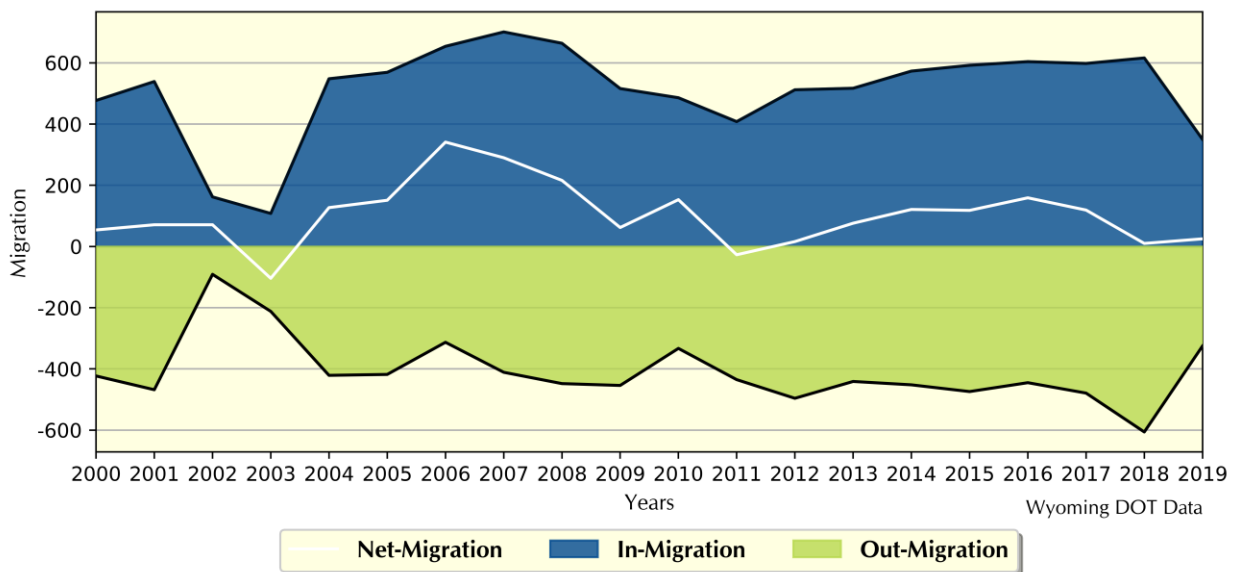


Table III.12.3 shows net-migration for Lincoln County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 26 to 35, with 27.0 persons entering Lincoln County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 39 persons leaving Lincoln County.

Table III.12.3 Net-Migration by Age Range Lincoln County Wyoming DOT Data												
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
	Net											
14-17	6	0	0	0	5	-6	2	7	1	6	4	2
18-22	-18	-58	-21	-43	-47	-15	-23	-22	-4	-28	-33	-39
23-25	9	-8	18	-16	-16	4	0	-2	-1	2	-19	-21
26-35	61	47	36	-7	21	22	52	66	23	43	0	27
36-45	72	27	21	10	7	27	20	27	62	27	6	12
46-55	54	36	37	29	23	14	2	24	32	13	8	7
56-65	40	13	43	7	26	25	65	21	52	41	41	38
66 +	-8	5	19	-7	-3	5	3	-3	-6	15	3	-1
Total	216	62	153	-27	16	76	121	118	159	119	10	25

Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data¹², along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

To study these important housing and income concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population, then quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. The five-year estimates are more robust than the one or three year samples because they include more responses and can be tabulated down to the Census tract level.

The Census Bureau collects race data according to U.S. Office of Management and Budget guidelines, and these data are based on self-identification. Ancestry refers to one's ethnic origin or descent, "roots," or heritage, or the place of birth of the person or the person's parents or ancestors before their arrival in the United States. Ethnic identities may or may not represent geographic areas. People may choose to report more than one race group and people of any race may be of any ethnic origin. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arriving in the United States. People who identify as Hispanic, Latino, or Spanish may be any race.

The City of Kemmerer population by race and ethnicity is shown in Table III.12.4. The white population increased by 6.1 percent, representing 95.6 percent of the population in 2017, compared with the black population, which increased by 189.5 percent and accounted for 0 percent of the population. The Hispanic population represented 8.2 percent of the population, which increased from 781 to 920 people between 2010 and 2017, or by 17.8 percent.

Table III.12.4				
Population by Race and Ethnicity				
City of Kemmerer				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	2,476	93.2%	2,609	95.6%
Black	5	0.2%	0	0%
American Indian	33	1.2%	13	0.5%
Asian	11	0.4%	3	0.1%
Native Hawaiian/ Pacific Islander	0	0%	6	0.2%
Other	104	3.9%	39	1.4%
Two or More Races	27	1.0%	60	2.2%
Total	2,656	100.0%	2,730	100.0%
Non-Hispanic	2,449	92.2%	2,505	91.8%
Hispanic	207	7.8%	225	8.2%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.12.5. During this time, the total non-Hispanic population was 2,505 persons in 2017. The Hispanic population was 225.

Table III.12.5				
Population by Race and Ethnicity				
City of Kemmerer				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	2,382	97.3%	2,441	97.4%
Black	5	0.2%	0	0%
American Indian	30	1.2%	13	0.5%
Asian	11	0.4%	3	0.1%
Native Hawaiian/ Pacific Islander	0	0%	6	0.2%
Other	2	0.1%	0	0%
Two or More Races	19	0.8%	42	1.7%
Total Non-Hispanic	2,449	100.0%	2,505	100.0%
Hispanic				
White	94	45.4%	168	74.7%
Black	0	0%	0	0%
American Indian	3	1.4%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	102	49.3%	39	17.3%
Two or More Races	8	3.9%	18	8.0%
Total Non-Hispanic	207	100.0	225	100.0%
Total Population	2,656	100.0%	2,730	100.0%

Group Quarters Population

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table III.12.6, between 2000 and 2010, the institutionalized population changed 2.6 percent in City of Kemmerer, from 39 people in 2000 to 40 in 2010. The non-institutionalized population changed 200.0%, from 1 in 2000 to 3 in 2010.

Table III.12.6					
Group Quarters Population					
City of Kemmerer					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	23	59.0%	17	42.5%	-26.1%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	16	41.0%	23	57.5%	43.8%
Other Institutions	0	0%	0	0%	0%
Total	39	100.0%	40	100.0%	2.6%
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	1	100.0%	3	100.0%	200.0%
Total	1	100.0%	3	100.0%	200.0%
Group Quarters Population	40	100.0%	43	100.0%	7.5%

Foreign Born Populations

The number of foreign born persons is shown in Table III.12.7. An estimated 0.8 percent of the population was born in Mexico, some 0.4 percent were born in Guatemala, and another 0.3 percent were born in Argentina .

Table III.12.7 Place of Birth for the Foreign-Born Population City of Kemmerer 2017 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	21	0.8%
#2 country of origin	Guatemala	10	0.4%
#3 country of origin	Argentina	9	0.3%
#4 country of origin	Germany	7	0.3%
#5 country of origin	Brazil	6	0.2%
#6 country of origin	Other Australian and New Zealand Subregion	6	0.2%
#7 country of origin	Philippines	3	0.1%
#8 country of origin	Russia	3	0.1%
#9 country of origin	Italy	1	0%
#10 country of origin	Afghanistan	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.12.8. An estimated 0.3 percent (7 people) of the population speaks Russian, Polish, or other Slavic languages at home, followed by 0 percent (0 people) speaking Arabic

Table III.12.8 Limited English Proficiency and Language Spoken at Home City of Kemmerer 2017 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Russian, Polish, or other Slavic languages	7	0.3%
#2 LEP Language	Arabic	0	0%
#3 LEP Language	Chinese	0	0%
#4 LEP Language	French, Haitian, or Cajun	0	0%
#5 LEP Language	German or other West Germanic languages	0	0%
#6 LEP Language	Korean	0	0%
#7 LEP Language	Other Asian and Pacific Island languages	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Spanish	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.12.9. The disability rate for females was 11.0 percent, compared to 11.6 percent for males. The disability rate grew precipitously higher with age, with 38.6 percent of those over 75 experiencing a disability.

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	52	16.9%	10	3.8%	62	10.9%
18 to 34	6	2.3%	14	6.0%	20	4.0%
35 to 64	50	9.5%	67	13.4%	117	11.4%
65 to 74	29	16.6%	27	30.3%	56	21.2%
75 or Older	26	46.4%	23	32.4%	49	38.6%
Total	163	11.6%	141	11.0%	304	11.3%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.12.10. Some 4.6 percent have an ambulatory disability, 2.9 percent have an independent living disability, and 1.3 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	144	5.4%
Vision disability	71	2.6%
Cognitive disability	119	4.8%
Ambulatory disability	114	4.6%
Self-Care disability	33	1.3%
Independent living disability	56	2.9%

Education and Employment

Education and employment data from the City of Kemmerer 2017 Five-Year ACS is presented in Table III.12.11, Table III.12.12, and Table III.12.13. In 2017, 1,435 people were in the labor force, including 1,404 employed and 31 unemployed people. The unemployment rate for City of Kemmerer was estimated at 2.2 percent in 2017.

Table III.12.11	
Employment, Labor Force and Unemployment	
City of Kemmerer	
2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	1,404
Unemployed	31
Labor Force	1,435
Unemployment Rate	2.2%

Table III.12.12 and Table III.12.13 show educational attainment in City of Kemmerer. In 2017, 94.4 percent of households had a high school education or greater, including 32.5 percent with a high school diploma or equivalent, 40.9 percent with some college, 13.5 percent with a Bachelor's Degree, and 6.6 percent with a graduate or professional degree.

Table III.12.12	
High School or Greater Education	
City of Kemmerer	
2017 Five-Year ACS Data	
Education Level	Households
High School or Greater	1,015
Total Households	1,075
Percent High School or Above	94.4%

Table III.12.13		
Educational Attainment		
City of Kemmerer		
2017 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	128	6.6%
High School or Equivalent	634	32.5%
Some College or Associates Degree	799	40.9%
Bachelor's Degree	264	13.5%
Graduate or Professional Degree	128	6.6%
Total Population Above 18 years	1,953	100.0%

ECONOMICS

Labor Force

Table III.12.14 shows the labor force statistics for Lincoln County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.5 percent. The highest level of unemployment occurred during 2010 rising to a rate of 8.4 percent. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 percent in 2010. Over the last year, the unemployment rate in Lincoln County increased from 3.7 percent in 2017 to 3.8 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.12.14 Labor Force Statistics Lincoln County 1990 - 2018 BLS Data					
Year	City of Kemmerer				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	365	5,411	5,776	6.3%	5.3%
1991	441	5,586	6,027	7.3%	5.2%
1992	504	5,819	6,323	8.0%	5.6%
1993	480	5,695	6,175	7.8%	5.3%
1994	447	5,791	6,238	7.2%	5.0%
1995	470	5,909	6,379	7.4%	4.8%
1996	424	5,989	6,413	6.6%	4.9%
1997	385	5,908	6,293	6.1%	4.8%
1998	388	5,918	6,306	6.2%	4.7%
1999	387	6,240	6,627	5.8%	4.6%
2000	290	7,065	7,355	3.9%	3.9%
2001	296	7,248	7,544	3.9%	3.8%
2002	341	7,147	7,488	4.6%	4.0%
2003	366	8,004	8,370	4.4%	4.3%
2004	314	7,707	8,021	3.9%	3.8%
2005	316	7,491	7,807	4.0%	3.6%
2006	283	7,860	8,143	3.5%	3.2%
2007	224	8,668	8,892	2.5%	2.8%
2008	296	8,081	8,377	3.5%	3.1%
2009	659	7,757	8,416	7.8%	6.3%
2010	728	7,947	8,675	8.4%	6.4%
2011	686	8,054	8,740	7.8%	5.8%
2012	589	7,685	8,274	7.1%	5.3%
2013	468	7,697	8,165	5.7%	4.7%
2014	423	7,803	8,226	5.1%	4.1%
2015	400	8,022	8,422	4.7%	4.3%
2016	411	8,320	8,731	4.7%	5.3%
2017	321	8,426	8,747	3.7%	4.2%
2018	332	8,379	8,711	3.8%	4.1%

Diagram III.12.4 shows the employment and labor force for Lincoln County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 8,379 persons, with the labor force reaching 8,711, indicating there were a total of 332 unemployed persons.

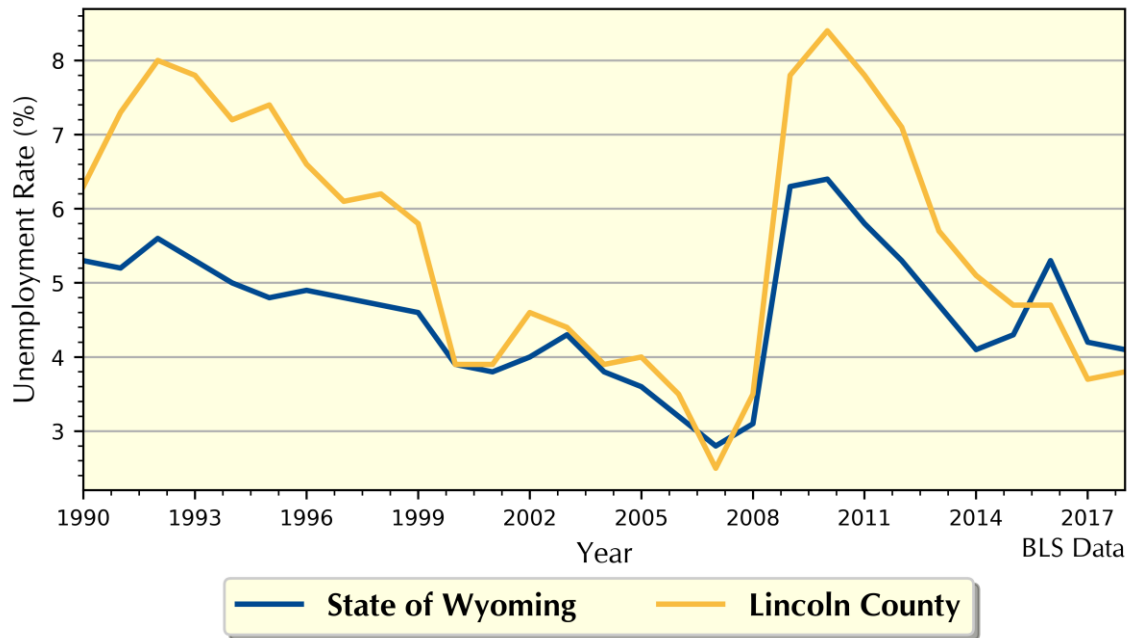
Diagram III.12.4
Employment and Labor Force

Lincoln County
 1990 – 2017 BLS Data



Diagram III.12.5 shows the unemployment rate for both the State and Lincoln County. During the 1990's the average rate for Lincoln County was 6.9 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.2 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 5.7 percent. Over the course of the entire period the Lincoln County had an average unemployment rate that higher than the State, 5.5 percent for Lincoln County, versus 4.6 statewide.

Diagram III.12.5
Annual Unemployment Rate
 Lincoln County



County Level Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table III.12.15 shows the total employment by industry for the Lincoln County. The most recent estimates show the government and government enterprises industry was the largest employer in Lincoln County, with employment reaching 1,935 jobs in 2017. Between 2016 and 2017 the manufacturing industry saw the largest percentage increase, rising by 8.8 percent to 272 jobs.

Table III.12.15
Employment by Industry
Lincoln County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	628	655	666	662	667	678	680	691	1.6
Forestry, fishing, related activities, and other	104	95	82	92	117	103	105	103.0	-1.9
Mining	820	826	807	773	766	737	750	750	0
Utilities	202	204	197	203	197	189	191	0	-100.0
Construction	1,183	1,357	1,089	1,043	1,096	1,176	1,283	1,306	1.8
Manufacturing	222	213	218	223	213	231	250	272	8.8
Wholesale trade	118	119	103	100	139	186	147	0	-100.0
Retail trade	907	849	864	909	966	1,011	1,018	1,028	1.0
Transportation and warehousing	304	318	312	313	288	291	265	265	0
Information	134	133	137	124	127	137	142	131	-7.7
Finance and insurance	326	304	332	317	341	333	327	340	4.0
Real estate and rental and leasing	521	506	483	493	556	567	595	619	4.0
Professional and technical services	0	356	0	0	390	400	401	423	5.5
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	302	0	282	308	0	0	0	0	0
Educational services	64	58	58	54	74	71	82	87	6.1
Health care and social assistance	489	477	491	499	497	498	503	508	1.0
Arts, entertainment, and recreation	128	124	130	145	160	0	0	170	0
Accommodation and food services	559	578	549	545	558	0	0	672	0
Other services, except public administration	447	492	478	489	496	546	573	595	3.8
Government and government enterprises	1,944	1,881	1,876	1,849	1,874	1,898	1,921	1,935	0.7
Total	9,833	9,906	9,570	9,600	9,874	10,155	10,452	10,646	1.9

Table III.12.16 shows the real average earnings per job by industry for Lincoln County. In 2017, the mining industry had the highest average earnings reaching 108,795 dollars. Between 2016 and 2017 the educational services industry saw the largest percentage increase, rising by 18.1 percent to 8,298 dollars.

Table III.12.16
Real Earnings Per Job by Industry
 Lincoln County
 BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	5,388	16,880	4,478	11,984	13,165	11,963	4,985	5,493	10.2
Forestry, fishing, related activities, and other	14,931	16,354	10,231	8,891	9,427	14,901	15,511	16,183	4.3
Mining	103,448	107,512	104,425	106,799	105,210	108,865	109,879	108,795	-1.0
Utilities	126,546	130,123	124,262	122,367	122,318	124,843	128,389	0	0
Construction	46,933	58,338	48,677	44,978	47,953	47,722	48,555	50,294	3.6
Manufacturing	35,143	34,362	34,423	35,128	36,752	33,052	31,502	30,618	-2.8
Wholesale trade	39,545	34,912	40,811	41,310	31,548	37,832	46,443	0	0
Retail trade	23,376	21,570	23,807	23,814	22,752	21,580	22,457	22,837	1.7
Transportation and warehousing	52,340	57,074	62,171	67,825	58,684	59,190	62,138	64,987	4.6
Information	64,427	63,219	67,151	67,627	70,542	74,392	72,198	72,183	-0.0
Finance and insurance	23,816	24,431	21,772	26,358	24,714	22,504	22,105	21,805	-1.4
Real estate and rental and leasing	10,286	8,417	7,876	6,938	7,123	11,067	15,796	18,078	14.4
Professional and technical services	0	35,630	0	0	41,059	35,916	28,396	27,804	-2.1
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	24,419	0	27,405	32,302	0	0	0	0	0
Educational services	4,289	5,567	6,928	8,156	7,582	6,706	7,027	8,298	18.1
Health care and social assistance	29,633	29,441	29,528	29,230	29,580	29,324	28,890	28,830	-0.2
Arts, entertainment, and recreation	5,105	2,912	5,180	6,083	7,299	0	0	10,948	0
Accommodation and food services	13,301	13,367	12,601	14,541	14,704	0	0	16,561	0
Other services, except public administration	24,062	22,335	15,076	15,059	16,388	21,022	17,557	15,215	-13.3
Government and government enterprises	59,047	61,765	62,267	67,609	68,422	68,469	69,152	68,927	-0.3
Total	42,076	45,161	42,542	44,061	43,314	43,367	42,894	43,049	0.4

Diagram III.12.6 shows real average earnings per job for Lincoln County from 1990 to 2017. Over this period the average earning per job for Lincoln County was 40,113 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

Diagram III.12.6
Real Average Earnings Per Job
 Lincoln County

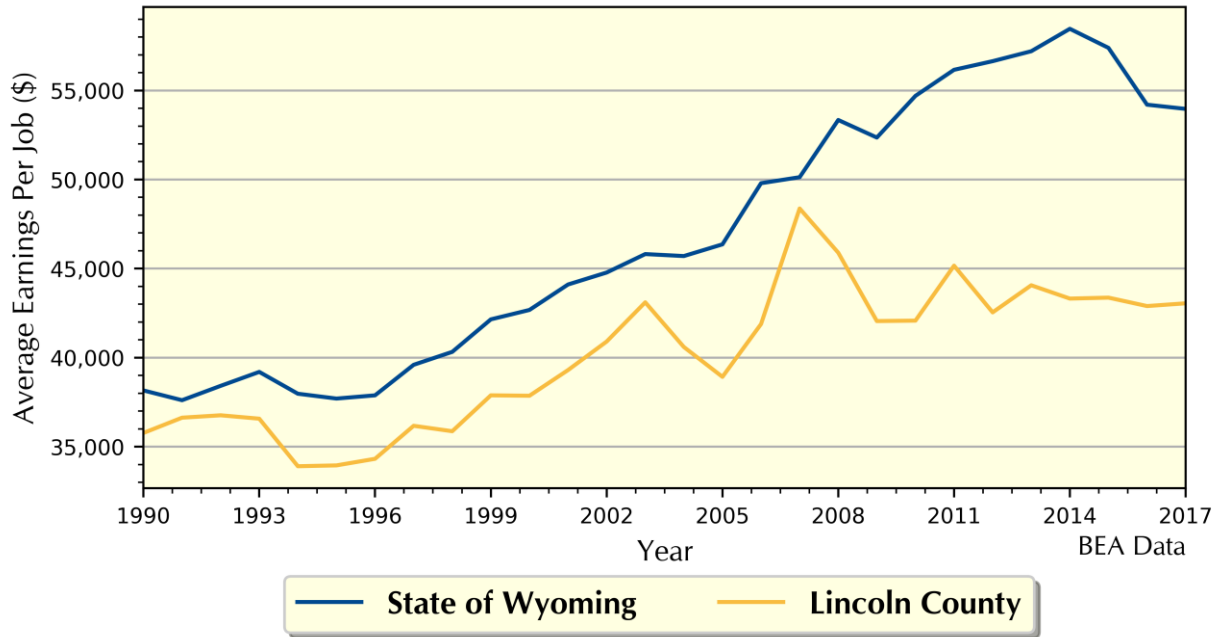
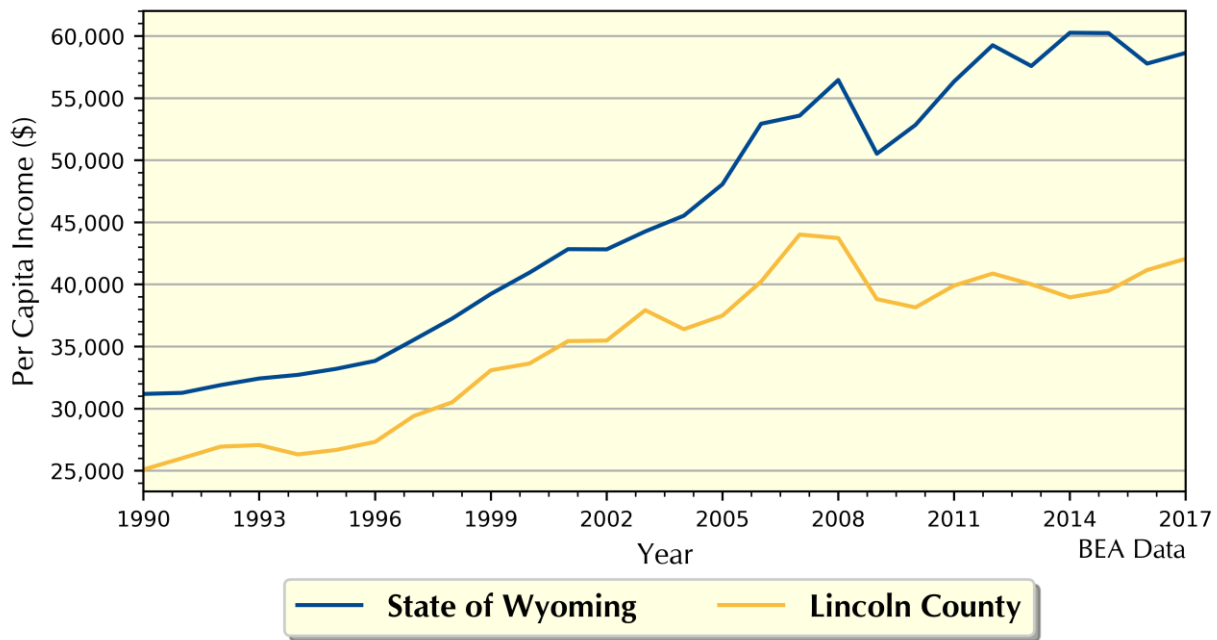


Diagram III.12.7 shows real per capita income for the Lincoln County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Lincoln County was 35,082 dollars, which was lower than the statewide average of 45,699 dollars over the same period.

Diagram III.12.7
Real Per Capita Income
 Lincoln County



Poverty

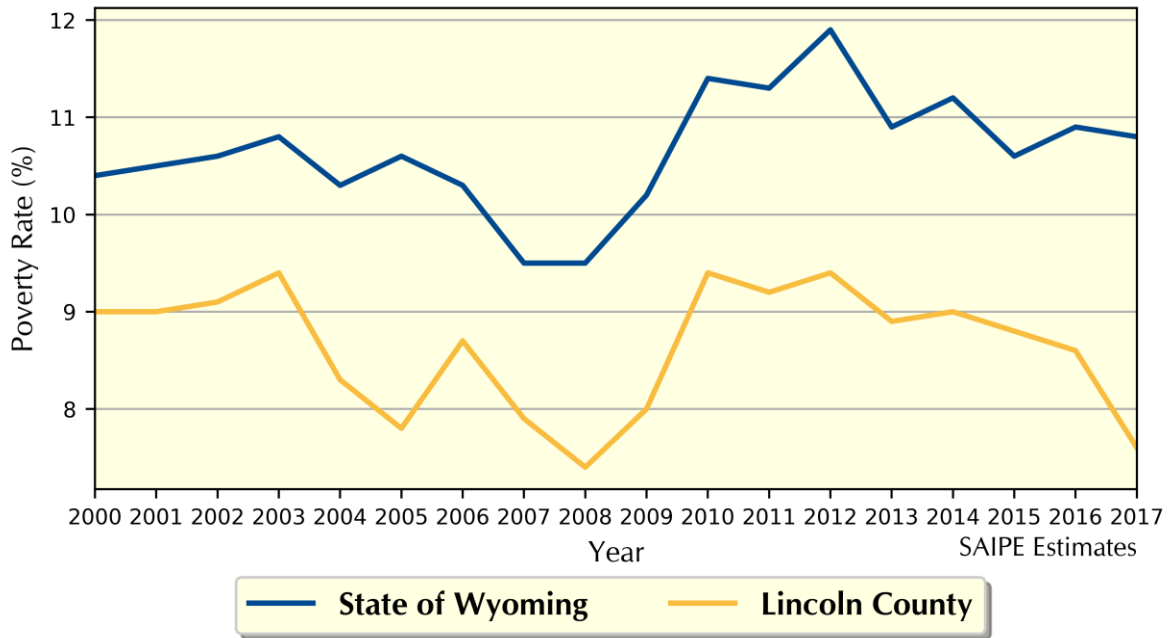
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,690 in 2010 to 1,464.0 in 2017, with the poverty rate reaching 7.6 percent in 2017. This compared to a state poverty rate of 10.8 percent and a national rate of 13.4 percent in 2017. Table III.12.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.12.8 on the following page.

The rate of poverty for Lincoln County is shown in Table III.12.18. In 2017, there were an estimated 165 people (6.2 percent) living in poverty, compared to 6.6 percent living in poverty in 2000. In 2017, some 9.1 percent of those in poverty were under age 6 and 17.0 percent were 65 or older.

Table III.12.17 Persons in Poverty Lincoln County 2000–2017 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	1,317	9.0%
2001	1,335	9.0%
2002	1,378	9.1%
2003	1,471	9.4%
2004	1,327	8.3%
2005	1,236	7.8%
2006	1,406	8.7%
2007	1,271	7.9%
2008	1,226	7.4%
2009	1,349	8.0%
2010	1,690	9.4%
2011	1,654	9.2%
2012	1,668	9.4%
2013	1,623	8.9%
2014	1,656	9.0%
2015	1,636	8.8%
2016	1,631	8.6%
2017	1,464	7.6%

Table III.12.18 Poverty by Age City of Kemmerer 2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	15	8.7%	15	9.1%
6 to 17	43	24.9%	17	10.3%
18 to 64	101	58.4%	105	63.6%
65 or Older	14	8.1%	28	17.0%
Total	173	100.0%	165	100.0%
Poverty Rate	6.6%	.	6.2%	.

Diagram III.12.8
Poverty Rates
Lincoln County



HOUSING

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in City of Kemmerer decreased from 1 authorizations in 2017 to 0 in 2018.

The real value of single-family building permits decreased from 291,758 dollars in 2016 to 352,797 dollars in 2017. This compares to an increase in permit value statewide, with values rising from 331,348 dollars in 2017 to 367,953 dollars in 2018. Additional details are given in Table III.12.19, as well as in Diagram III.12.9 and Diagram III.12.10.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	16	0	0	0	16	115,244	0
1981	30	4	4	0	38	116,932	0
1982	35	0	8	0	43	108,338	0
1983	17	0	0	0	17	115,424	0
1984	27	10	0	0	37	97,534	0
1985	19	10	0	16	45	93,827	60,687
1986	4	0	0	0	4	134,419	0
1987	5	0	0	0	5	130,031	0
1988	5	0	0	0	5	125,607	0
1989	2	0	0	0	2	120,863	0
1990	1	0	0	0	1	116,505	0
1991	0	0	0	0	0	0	0
1992	0	0	0	0	0	0	0
1993	0	0	0	0	0	0	0
1994	0	0	0	0	0	0	0
1995	4	0	0	0	4	160,882	0
1996	5	0	0	0	5	157,994	0
1997	0	0	0	0	0	0	0
1998	0	0	0	0	0	0	0
1999	0	0	0	0	0	0	0
2000	0	0	0	0	0	0	0
2001	0	0	0	0	0	0	0
2002	0	0	0	0	0	0	0
2003	0	0	0	0	0	0	0
2004	3	0	0	0	3	201,060	0
2005	5	0	0	0	5	163,683	0
2006	4	0	0	0	4	232,649	0
2007	19	0	0	0	19	176,815	0
2008	8	0	0	0	8	254,933	0
2009	2	0	0	0	2	237,016	0
2010	8	0	0	0	8	208,150	0
2011	6	0	0	0	6	148,123	0
2012	6	0	0	0	6	209,810	0
2013	6	0	0	0	6	184,820	0
2014	2	0	0	0	2	258,171	0
2015	3	0	0	0	3	210,682	0
2016	2	0	0	0	2	291,758	0
2017	1	0	0	0	1	352,797	0
2018	0	0	0	0	0	0	0

Diagram III.12.9
Single-Family Permits
 City of Kemmerer

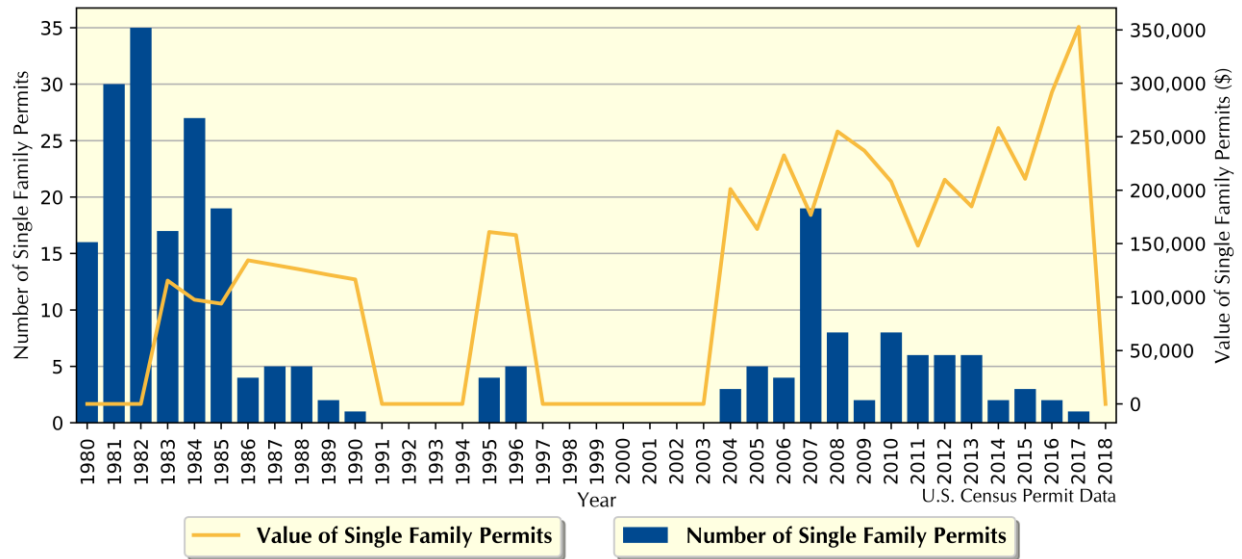
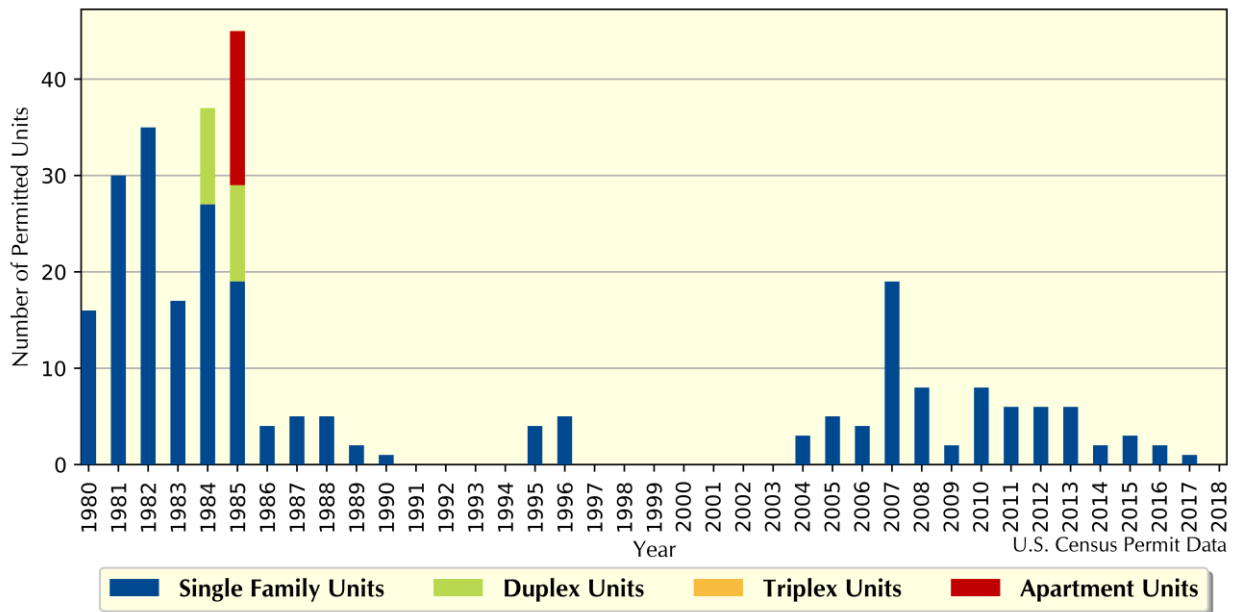


Diagram III.12.10
Total Permits by Unit Type
 City of Kemmerer



Housing Characteristics

Households by type and tenure are shown in Table III.12.20. Family households represented 64.9 percent of households, while non-family households accounted for 35.1 percent. These changed from 65.3 percent and 34.7 percent, respectively.

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	704	65.3%	698	64.9%
Married-Couple Family	622	88.4%	552	79.1%
Owner-Occupied	533	85.7%	492	89.1%
Renter-Occupied	89	14.3%	60	10.9%
Other Family	82	11.6%	146	11.7%
Male Householder, No Spouse Present	37	45.1%	75	25.3%
Owner-Occupied	21	56.8%	70	93.3%
Renter-Occupied	16	43.2%	5	6.7%
Female Householder, No Spouse Present	45	54.9%	71	30.8%
Owner-Occupied	25	55.6%	45	63.4%
Renter-Occupied	20	44.4%	26	36.6%
Non-Family Households	374	34.7%	377	35.1%
Owner-Occupied	213	57.0%	214	56.8%
Renter-Occupied	161	43.0%	163	43.2%
Total	1,078	100.0%	1,075	100.0%

Table III.12.21 below shows housing units by type in 2010 and 2017. In 2010, there were 1,200 housing units, compared with 1,370 in 2017. Single-family units accounted for 77.2 percent of units in 2017, compared to 72.8 in 2010. Apartment units accounted for 4.7 percent in 2017, compared to 15.2 percent in 2010.

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	873	72.8%	1,057	77.2%
Duplex	0	0%	25	1.8%
Tri- or Four-Plex	84	7.0%	114	8.3%
Apartment	182	15.2%	64	4.7%
Mobile Home	61	5.1%	110	8.0%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	1,200	100.0%	1,370	100.0%

Table III.12.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 1,370 housing units. An estimated 76.4 percent were owner-occupied, and 21.5 percent were vacant.

Table III.12.22				
Housing Units by Tenure				
City of Kemmerer				
2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	1,078	85.2%	1,075	78.5%
Owner-Occupied	792	73.5%	821	76.4%
Renter-Occupied	286	26.5%	254	23.6%
Vacant Housing Units	187	14.8%	295	21.5%
Total Housing Units	1,265	100.0%	1,370	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.12.23. Households earning more than 100,000 dollars per year represented 24.1 percent of households in 2017, compared to 24.5 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 10.8 percent of households in 2017, compared to 5.7 percent in 2010.

Table III.12.23				
Households by Income				
City of Kemmerer				
2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	61	5.7%	116	10.8%
\$15,000 to \$19,999	68	6.3%	32	3.0%
\$20,000 to \$24,999	20	1.9%	26	2.4%
\$25,000 to \$34,999	84	7.8%	109	10.1%
\$35,000 to \$49,999	148	13.8%	117	10.9%
\$50,000 to \$74,999	202	18.9%	225	20.9%
\$75,000 to \$99,999	226	21.1%	191	17.8%
\$100,000 or More	262	24.5%	259	24.1%
Total	1,071	100.0%	1,075	100.0%

Table III.12.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 6.3 percent of households in 2010 and 10.7 percent of households in 2017. Housing units built in 1939 or earlier represented 23.0 percent of households in 2017 and 29.0 percent of households in 2010.

Table III.12.24				
Households by Year Home Built				
City of Kemmerer				
2010 & 2017 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	311	29.0%	247	23.0%
1940 to 1949	27	2.5%	88	8.2%
1950 to 1959	57	5.3%	59	5.5%
1960 to 1969	106	9.9%	105	9.8%
1970 to 1979	276	25.8%	211	19.6%
1980 to 1989	150	14.0%	161	15.0%
1990 to 1999	76	7.1%	62	5.8%
2000 to 2009	68	6.3%	115	10.7%
2010 or Later	.	.	27	2.5%
Total	1,071	100.0%	1,075	100.0%

The distribution of unit types by race are shown in Table III.12.25. An estimated 83.9 percent of white households occupy single-family homes, while 0 percent of black households do. Some 1.8 percent of white households occupied apartments, while 0 percent of black households do. An estimated 100.0 percent of Asian, and 0 percent of American Indian households occupy single-family homes.

Table III.12.25							
Distribution of Units in Structure by Race							
City of Kemmerer							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	83.9%	0%	0%	100.0%	0%	100.0%	56.2%
Duplex	1.8%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	2.6%	0%	100.0%	0%	0%	0%	0%
Apartment	1.8%	0%	0%	0%	0%	0%	31.2%
Mobile Home	9.8%	0%	0%	0%	0%	0%	12.5%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant units between 2010 and 2017 are shown in Table III.12.26. By 2017, for rent units accounted for 32.2 percent of vacant units, while for sale units accounted for 10.8 percent. “Other” vacant units accounted for 41.0 percent of vacant units, representing a total of 121 “other” vacant units.

Table III.12.26 Disposition of Vacant Housing Units City of Kemmerer 2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	124	66.3%	95	32.2%
For Sale	14	7.5%	32	10.8%
Rented Not Occupied	9	4.8%	0	0%
Sold Not Occupied	2	1.1%	16	5.4%
For Seasonal, Recreational, or Occasional Use	20	10.7%	31	10.5%
For Migrant Workers	0	0%	0	0%
Other Vacant	18	9.6%	121	41.0%
Total	187	100.0%	295	100.0%

Table III.12.27, below shows the number of households in the county by number of bedrooms and tenure. There were 10 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 6.1 percent of total households in City of Kemmerer. In City of Kemmerer the 497 households with three bedrooms accounted for 28.9 percent of all households, and there were only 133 five-bedroom or more households, which accounted for 18.3 percent of all households.

Table III.12.27 Households by Number of Bedrooms City of Kemmerer 2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	10	10	100.0
One	5	28	83	0.7
Two	141	81	396	6.1
Three	398	51	497	28.9
Four	194	51	251	36.3
Five or more	83	33	133	18.3
Total	1,075	254	1,370	100.0

The age of a structure influences its value. As shown in Table III.12.28, structures built in 1939 or earlier had a median value of, 119,200 while structures built between 1950 and 1959 had a median value of 139,400 and those built between 1990 to 1999 had a median value of 0. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 0 and, 0 respectively. The total median value in City of Kemmerer was 170,200.

Table III.12.28 Owner Occupied Median Value by Year Structure Built City of Kemmerer 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	119,200
1940 to 1949	137,500
1950 to 1959	139,400
1960 to 1969	170,300
1970 to 1979	179,800
1980 to 1989	181,000
1990 to 1999	0
2000 to 2009	246,100
2010 to 2013	0
2014 or later	0
Median Value	170,200

Household mortgage status is reported in Table III.12.29. In, City of Kemmerer households with a mortgage accounted for 60.0 percent of all households or 493 housing units, and the remaining 48.0 percent or 394 units had no mortgage. Of those units with a mortgage, 94 had either a second mortgage or home equity loan, 5 had both a second mortgage and home equity loan, and 394 or 48.0 percent had no second mortgage or no home equity loan.

Table III.12.29 Mortgage Status City of Kemmerer 2017 5-Year ACS Data		
Mortgage Status	City of Kemmerer	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	493	60.0
With either a second mortgage or home equity loan, but not both	94	11.4
Second mortgage only	25	3.0
Home equity loan only	69	8.4
Both second mortgage and home equity loan	5	0.6
No second mortgage and no home equity loan	394	48.0
Housing units without a mortgage	328	40.0
Total	821	100.0%

Table III.12.30 lists the City of Kemmerer median rent as \$640 and the median home value as \$170,200.

Table III.12.30 Median Rent City of Kemmerer 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$640
Median Home Value	\$170,200

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table III.12.31. In 2017, an estimated 1.6 percent of households were overcrowded, and an additional 1.1 percent were severely overcrowded.

Table III.12.31 Overcrowding and Severe Overcrowding City of Kemmerer 2010 & 2017 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	726	100.0%	0	0%	0	0%	726
2017 Five-Year ACS	792	96.5%	17	2.1%	12	1.5%	821
Renter							
2010 Five-Year ACS	339	98.3%	0	0%	6	1.7%	345
2017 Five-Year ACS	254	100.0%	0	0%	0	0%	254
Total							
2010 Five-Year ACS	1,065	99.4%	0	0%	6	0.6%	1,071
2017 Five-Year ACS	1,046	97.3%	17	1.6%	12	1.1%	1,075

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 0 households with incomplete plumbing facilities in 2017, representing 0 percent of households in City of Kemmerer. This is compared to 0.7 percent of households lacking complete plumbing facilities in 2010.

Table III.12.32 Households with Incomplete Plumbing Facilities City of Kemmerer 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	1,064	1,075
Lacking Complete Plumbing Facilities	7	0
Total Households	1,071	1,075
Percent Lacking	0.7%	0%

There were 10 households lacking complete kitchen facilities in 2017, compared to 0 households in 2010. This was a change from 0 percent of households in 2010 to 0.9 percent in 2017.

Table III.12.33 Households with Incomplete Kitchen Facilities City of Kemmerer 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	1,071	1,065
Lacking Complete Kitchen Facilities	0	10
Total Households	1,071	1,075
Percent Lacking	0%	0.9%

Cost burden is defined as gross housing costs that range from 30 to 50 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In City of Kemmerer 13.4 percent of households had a cost burden and 8.2 percent had a severe cost burden. Some 12.6 percent of renters were cost burdened, and 23.6 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4.9 percent and a severe cost burden rate of 1.2 percent. Owner occupied households with a mortgage had a cost burden rate of 19.5 percent, and severe cost burden at 4.9 percent.

Table III.12.34
Cost Burden and Severe Cost Burden by Tenure

City of Kemmerer
 2010 & 2017 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	343	87.9%	47	12.1%	0	0%	0	0%	390
2017 Five-Year ACS	373	75.7%	96	19.5%	24	4.9%	0	0%	493
Owner Without a Mortgage									
2010 Five-Year ACS	330	98.2%	0	0%	6	1.8%	0	0%	336
2017 Five-Year ACS	308	93.9%	16	4.9%	4	1.2%	0	0%	328
Renter									
2010 Five-Year ACS	242	70.1%	55	15.9%	15	4.3%	33	9.6%	345
2017 Five-Year ACS	107	42.1%	32	12.6%	60	23.6%	55	21.7%	254
Total									
2010 Five-Year ACS	915	85.4%	102	9.5%	21	2.0%	33	3.1%	1,071
2017 Five-Year ACS	788	73.3%	144	13.4%	88	8.2%	55	5.1%	1,075

Housing Problems by Income

Very low-income renters are those who earn less than 50 percent of the area median income (AMI), and include a significant proportion of extremely low-income renters (who earn less than 30 percent of AMI). Households with worst case needs are defined as very low-income renters who do not receive government housing assistance and who pay more than 50 percent of their income for rent, live in severely inadequate conditions, or both. Table III.12.35 shows that the HUD estimated MFI for Lincoln County was \$78,500 in 2018. This compared to Wyoming’s MFI of \$79,600. Diagram III.12.11, illustrates the estimated MFI for 2000 through 2018 in Lincoln County.

Year	MFI	State of Wyoming MFI
2000	41,600	44,700
2001	41,600	45,500
2002	41,700	47,200
2003	49,800	51,600
2004	52,900	54,500
2005	54,000	55,250
2006	58,700	58,800
2007	57,200	58,800
2008	59,100	59,450
2009	62,900	63,900
2010	65,000	65,100
2011	66,800	66,800
2012	67,800	67,700
2013	69,500	70,000
2014	71,500	71,400
2015	76,100	72,400
2016	73,400	73,300
2017	76,600	74,700
2018	78,500	79,600

Table III.12.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 74 owner-occupied and 20 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 33 owner-occupied 55 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 860 households without a housing problem.

**Diagram III.12.11
Estimated Median Family Income
Lincoln County vs. Wyoming
HUD Data: 2000 - 2019**

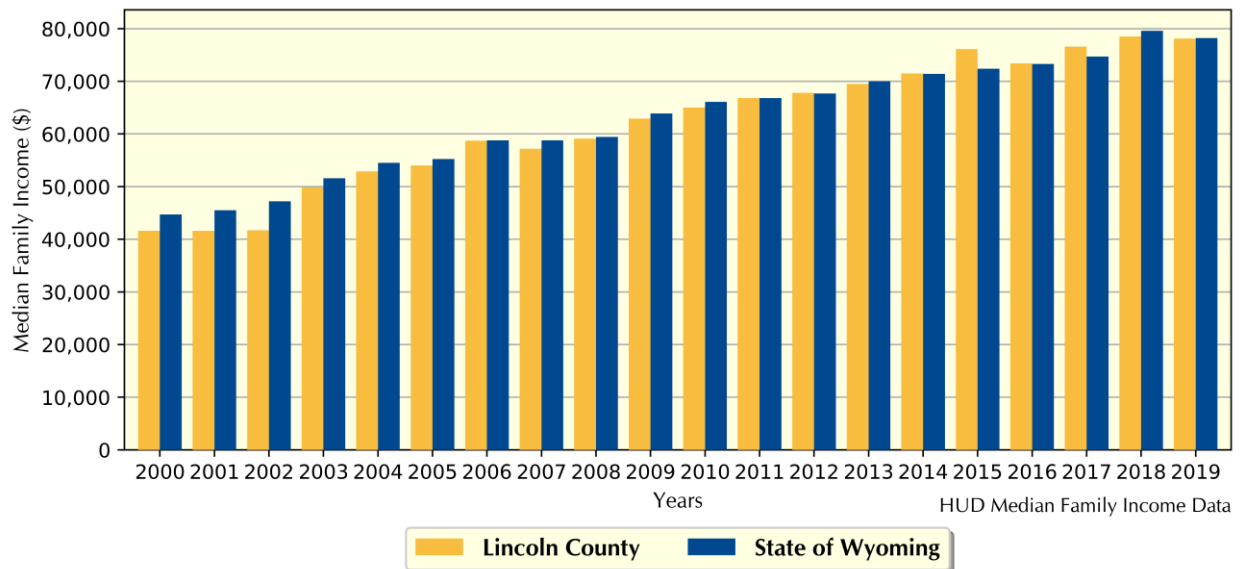


Table III.12.36
Housing Problems by Income and Tenure

City of Kemmerer
 2010–2018 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	4	0	0	4
Housing cost burden greater than 50% of income (and none of the above problems)	4	4	25	0	0	33
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	15	30	4	15	10	74
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	30	20	70	80	475	675
Total	49	54	103	95	485	786
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	10	0	0	0	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	45	0	0	10	0	55
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	10	10	0	0	20
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	0	25	35	40	85	185
Total	60	45	45	50	85	285
Total						
Lacking complete plumbing or kitchen facilities	0	10	0	0	0	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	4	0	0	4
Housing cost burden greater than 50% of income (and none of the above problems)	49	4	25	10	0	88
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	15	40	14	15	10	94
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	30	45	105	120	560	860
Total	109	99	148	145	570	1,071

Survey of Rental Properties

From May through June of 2019, a telephone survey was conducted with landlords and rental property managers throughout Wyoming. Table III.12.37 presents some basic statistics about the completed surveys.

Table III.12.37 Survey of Rental Properties City of Kemmerer 2019 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	5	136	19.1	26

Table III.12.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 22 single-family units in City of Kemmerer, with 2 of them available. This translates into a vacancy rate of 9.1 percent in City of Kemmerer, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 80 apartment units reported in the survey, with 24 of them available, which resulted in a vacancy rate of 30.0 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.12.38 Rental Vacancy Survey by Type City of Kemmerer 2019 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	22	2	9.1%
Apartments	80	24	30.0%
Mobile Homes	26	0	0%
“Other” Units	6	0	0%
Don’t Know	0	0	0%
Total	136	26	19.1%

Table III.12.39, reports units by bedroom size. As can be seen there were 45 two bedroom apartment units and 0 three bedroom units. Overall, the 62 two bedroom units accounted for 45.6 percent of all units, and the 36 three bedroom units accounted for 26.5 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 0 units listed as “Don’t Know”. Additional details for additional unit types are reported.

Table III.12.39 Rental Units by Bedroom Size City of Kemmerer 2019 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	.	0
One	1	35	0	0	.	37
Two	9	45	1	6	.	62
Three	11	0	25	0	.	36
Four	1	0	0	0	.	1
Don’t Know	0	0	0	0	0	0
Total	22	80	26	6	0	136

Table III.12.40 displays the vacancy rate of single-family units by the number of bedrooms. Three-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 9.1 percent.

Table III.12.40 Single-Family Units by Bedroom Size City of Kemmerer 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	1	1	100.0%
Two	9	0	0%
Three	11	1	9.1%
Four	1	0	0%
Don't know	0	0	0%
Total	22	2	9.1%

Table III.12.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 17.8 percent.

Table III.12.41 Apartment Units by Bedroom Size City of Kemmerer 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	35	3	8.6%
Two	45	8	17.8%
Three	0	0	0%
Four	0	0	0%
Don't know	0	13	inf%
Total	80	24	30.0%

Average market-rate rents by unit type are shown in Table III.12.42. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.12.42 Average Market Rate Rents by Bedroom Size City of Kemmerer 2019 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$.	\$.	\$.	\$.	\$.
One	\$500	\$687	\$.	\$.	\$608
Two	\$500	\$500	\$600	\$685	\$613
Three	\$850	\$.	\$650	\$.	\$700
Four	\$1,150	\$.	\$.	\$.	\$1,150
Total	\$750.0	\$633.0	\$637.0	\$685.0	\$698.2

Table III.12.43 shows vacancy rates for single-family units by average rental rates for City of Kemmerer. The most common rent for single-family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 9.1 percent.

Table III.12.43			
Single-Family Market Rate Rents by Vacancy Status			
City of Kemmerer			
2019 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	22	2	9.1%
\$750 to \$999	0	0	0%
\$1,000 to \$1,249	0	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
Total	22	2	9.1%

The average rent and availability of apartment units is displayed in Table III.12.44. The most common rent for apartment rents was between 500 and 750 dollars and the units in this price range had a vacancy rate of 35.0 percent.

Table III.12.44			
Apartment Market Rate Rents by Vacancy Status			
City of Kemmerer			
2019 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	60	21	35.0%
\$500 to \$749	0	0	0%
\$750 to \$999	20	3	15.0%
\$1,000 to \$1,249	0	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
Total	80	24	30.0%

Respondents were asked if utilities are included in the rent and as shown in Table III.12.45, 5 respondents, or 100.0 percent, included some sort of utility in the rent.

Table III.12.45 Are there any utilities included with the rent? City of Kemmerer 2019 Survey of Rental Properties	
Period	Respondent
Yes	5
No	0
% Offering Utilities	100.0%

The type of utility included in the rent is shown in Table III.12.46. There were 81 respondents who included electricity, 114 respondents who included natural gas, 136 respondents who included water and sewer and 115 respondents included trash collection in the rent.

Table III.12.46 Which utilities are included with the rent? City of Kemmerer 2019 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	81
Natural Gas	114
Water/Sewer	136
Trash Collection	115

Perceived Need for Housing Units

Table III.12.47 shows the number of survey respondents who keep a waiting list. As can be seen 2 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

Table III.12.47 Do you keep a waiting list? City of Kemmerer 2019A Survey of Rental Properties	
Period	Respondent
Yes	2
No	3
Waitlist Size	0

Table III.12.48 shows the condition of rental units by unit type for City of Kemmerer. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported 20 units were in good condition, or 14.7 percent and 94 units, or 69.1 percent, being in average condition. Details by unit type and condition are displayed.

Table III.12.48 Condition by Unit Type City of Kemmerer 2019A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	94	69.1%
Good	20	14.7%
Excellent	22	16.2%
Don't Know	0	0%
Total	136	100.0%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.12.49, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 1 respondent indicated they would prefer more units of any type.

Table III.12.49 If you had the opportunity to own/manage more units, how many would you prefer City of Kemmerer 2019A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	1
Total	1

2018 Household Forecast

The 2018 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2017 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2017 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of

area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.12.50 shows the current CHAS housing problem estimates for the period of 2011-2015. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast

Table III.12.50			
Households with Housing Problems by Income			
City of Kemmerer			
2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	19	45	64
30.1-50% HAMFI	29	15	44
50.1-80% HAMFI	35	10	45
80.1-95% HAMFI	15	10.0	25
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	10	0	10
Total	108	80	188
Without Housing Problems			
30% HAMFI or less	30	0	30
30.1-50% HAMFI	14	24	38
50.1-80% HAMFI	75	35	110
80.1-95% HAMFI	60	25	85
95 – 115% HAMFI	60	60	120
115.1% HAMFI or more	430	35	465
Total	669	179	848
Not Computed			
30% HAMFI or less	0	15.0	15
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	0	15.0	15
Total			
30% HAMFI or less	49	60	109
30.1-50% HAMFI	43	39	82
50.1-80% HAMFI	110	45	155
80.1-95% HAMFI	75	35	110
95 – 115% HAMFI	60	60	120
115.1% HAMFI or more	440	35	475
Total	777	274	1,051

horizon. As can be seen there were a total of 108 owner occupied and 80 renter occupied households experiencing a housing problem.

Table III.12.51 shows the total estimated housing by tenure for City of Kemmerer. As can be seen, in 2030 there are estimated to be a total of 895 owner and 314 renter occupied households or a total of 1,209 households. By 2050 there are estimated to be 1,035 owner, 362 renter for a total of 1,397 households in City of Kemmerer.

Year	Owner	Renter	Total
2017	777	286	1,063
2020	809	285	1,094
2025	852	300	1,152
2030	895	314	1,209
2035	935	328	1,263
2040	971	340	1,311
2045	1,005	351	1,356
2050	1,035	362	1,397

Table III.12.52, below shows the incremental housing demand for City of Kemmerer. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2017, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 118 owner-occupied and 28 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated City of Kemmerer will see an additional 334 households, of which 33 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 49 household’s above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.12.52								
Incremental Housing Demand Forecast								
City of Kemmerer								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	2.0	5.0	7	10	12	14	16
30.1-50%	0	2.0	4.0	7	9	11	13	14
50.1-80%	0	5.0	11	17	22	27	32	37
80.1-95%	0	3.0	7.0	11	15	19	22	25
95.1-115%	0	2.0	6	9	12	15	18	20
115+%	0	18	42	67	89	110	129	146
Total	0	32	75	118	158	194	228	258
Renter								
0-30%	0	0	3	6	9	12	14	17
30.1-50%	0	0	2	4	6	8	9	11
50.1-80%	0	0	2	5	7	9	11	12
80.1-95%	0	0	2.0	4.0	5	7	8	10
95.1-115%	0	0	3.0	6.0	9	12	14	17
115+%	0	0	2	4	5	7	8	10
Total	0	0	14	28	42	54	65	76
Total								
0-30%	0	2.0	8	14	19	24	29	33
30.1-50%	0	2.0	6	11	15	18	22	25
50.1-80%	0	5	13	21	29	36	43	49
80.1-95%	0	3.0	9	15	21	26	30	35
95.1-115%	0	2.0	9	15	21	27	32	37
115+%	0	18	44	70	95	117	137	156
Total	0	32	89	146	200	248	293	334

Table III.12.53 shows the Incremental Total Housing Need Forecast for City of Kemmerer. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 192 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 366 owner and 160 renter occupied households for a total of 526 quality households.

Table III.12.53 Incremental Total Housing Need Forecast City of Kemmerer Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	19	21	24	26	29	31	33	35
30.1-50%	29	31	33	36	38	40	42	43
50.1-80%	35	40	46	52	57	62	67	72
80.1-95%	15	18	22	26	30	34	37	40
95.1-115%	0	2	6	9	12	15	18	20
115+%	10	28	52	77	99	120	139	156
Total	108	140	183	226	266	302	336	366
Renter								
0-30%	47	47	50	53	56	59	61	64
30.1-50%	16	16	18	20	22	23	25	26
50.1-80%	10	10	13	15	17	19	21	23
80.1-95%	10.0	10.0	12	14	16	17	19	20
95.1-115%	0	0	3.0	6	9	12	14	17
115+%	0	0	2	4	5	7	8	10
Total	84	83	98	112	126	138	149	160
Total								
0-30%	66	68	74	80	85	90	95	99
30.1-50%	45	46	51	55	59	63	67	70
50.1-80%	45	50	58	67	75	82	88	94
80.1-95%	25	28	34	40	46	51	56	60
95.1-115%	0	2	9	15	21	27	32	37
115+%	10	28	54	80	105	127	147	166
Total	192	223	281	338	392	440	485	526